



CITY OF WARWICK
OFFICE OF THE CITY CLERK
3275 POST ROAD
WARWICK, RHODE ISLAND 02886
TEL. (401) 738-2006
FAX (401) 732-7640

Frank J. Picozzi
MAYOR

Lynn D'Abrosca
CITY CLERK

TO: BettyAnne Rogers – Sewer
Neal Dupuis - Tax Assessor
Eric Hindinger – Engineer
Fire Chief – Peter McMichael
Historic District Commission – Lidia Cruz-Arbeu
Land Trust/Wildlife Cons/ Historical Cemeteries– Sue Cabeceiras
Kyla Jones - Tax Collector
Chief Brad Connor – Police
Building Official – Al DeCorte
Water – Terry DiPetrillo

FROM: Lynn D'Abrosca, City Clerk
Date: September 28, 2023

Subject: Zone Change

Applicants: Cellco Partnership d/b/a Verizon Wireless
Assessor's Plat: 332
Assessor's Lots: 396, 397, 402, 403, & 470
Location: 176 Winter Avenue / Off Loring Avenue
Present Classification: Open Space (OS)
Zone Change Requested: Open Space (OS) with authorization for Use Code A-611, Telecommunication Facility, including towers.
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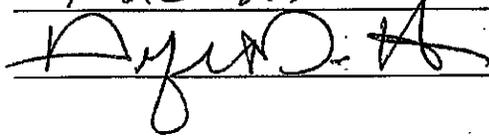
Comments:

I HAVE REVIEWED THE PLANS/PROPOSAL AND THEY APPEAR TO BE COMPLIANT. ANY CHANGES TO THE PLANS/PROPOSAL WILL REQUIRE ADDITIONAL REVIEW(S)

Date:

9-28-23

Director's signature:



For use by Tax Assessor/Collector and Planning Director only (if applicable):

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Comments: The Water Division has no conflicts with this proposal.

Date: 9/28/2023

Director's signature: Teg D. [Signature]

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Assessor's Plat:

332

Assessor's Lots:

396, 397, 402, 403, & 470

Location:

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Comments: *Property is not located in a historic District, therefore we have no comment*

Date:

Director's signature:

September 28, 2023
Kyla Jones

Comments:

NO ISSUES OR CONCERNS

Date:

9/28/2023

Director's signature:



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Comments:

no objection - warwick commission on
Historical Cemeteries or warwick
Wildlife & Conservation Commission

Date:

10/3/23

Director's signature:

Susan Cabeceiras

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Comments:

Please see attached

Date: October 4, 2023

Director's signature: *Beth Ann Rogers*

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Gary C. Jarvis
Chairman

BettyAnne Rogers
Executive Director



Frank J. Picozzi
Mayor

Michael P. Bedard
Superintendent

Warwick Sewer Authority
126 Arthur W. Davine Boulevard
Warwick, RI 02886
Voice: (401) 739-4949 • Fax: (401) 739-1414

To: Kerrilyn Zincone- Administrative Council Clerk
From: BettyAnne Rogers, Executive Director
Subject: Plan Review for Zone Change Plat 332, Lots 396, 397, 403 & 470

Date: 10/4/23

The Warwick Sewer Authority (WSA) has reviewed the above-referenced zone change request and offers the following comment(s):

Collection System:

- The zone change has no impact on the collection system.
- If the lot sells the Warwick Sewer Authority retains the right to access the sewer line going through lot 470.
- Any development or construction would require additional review by the Warwick Sewer Authority.

Industrial/ Commercial Pretreatment Program:

- The pretreatment division has no comments.

Billing:

- Rezoning the lots does not impact the billing office. Any future development would need to be submitted for review and a sewer access charge.
- Lots 396 and 397 have access to sewers. The assessment was deferred due to being city owned property. If developed they would receive an access charge.
- Lots 402 and 403 do not have access to sewers (landlocked) and have not been assessed.
- Lot 470 is connected to sewer. The primary use is as a baseball field. The assessment was deferred due to being city owned. If developed it would receive a sewer access charge.
- If the property sells it will no longer be deferred as a City Owned property. The assessment will become due.
- Amount of sewer access charge would be determined by extent of construction and development per regulations.

The WSA reserves the right to revise or revoke our comments or opinions in the event that subsequent examination reveals any data indicated on any plan, form, sketch, etc. to be incorrect or additional information is introduced that necessitates revisions.

BAR/

Cc: Sean Henry, Principal Planner

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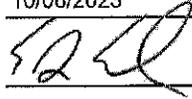
Comments:

No comment.

Date:

10/06/2023

Director's signature:

A handwritten signature in black ink, appearing to be 'S. Q. Q.', written over a horizontal line.

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Annual taxes: _____

Appraised value of property: _____

Zincone Kerrilyn

From: Jones Kyla A
Sent: Friday, October 6, 2023 11:51 AM
To: Zincone Kerrilyn
Subject: Re: Please respond by the end of day today

Kerrilyn

I have no comments on the zone change. I am not in the office to sign the sheet

From: Zincone Kerrilyn
Sent: Friday, October 6, 2023 10:06:23 AM
To: Zincone Kerrilyn
Subject: Please respond by the end of day today

Good Morning

Please respond by 4:30 PM today

Thank you



Kerrilyn Zincone
Administrative Council Clerk
City Clerks Office
City of Warwick
(401) 921-9560
<https://www.warwickri.gov>
kerrilyn.zincone@warwickri.gov



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Comments:

I believe that the address on this petition should be listed as 122 Winter (176 Winter is in private ownership). But no concerns with this Zone change from my office.

Date:

10/6/2023

Director's signature:

Paul Dupuis

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Comments: no comment

Date:

10/10/23

Director's signature:

Peter M. McFaul

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